



Caerphilly County Borough Local Development Plan

Deliverability of Allocated Housing Sites - Constraints

Examination 2010

Caerphilly County Borough Council submission

Examination document reference :

MA2.3

Submission date :

30TH April 2010

Deliverability of Allocated Housing Sites - Constraints

LDP Ref	Site Name	Settlement	Size (Ha)	Units (2007 base)	Barton Willmore comments on constraints	RPS comments on constraints	DTZ Comments on constraints	CCBC Comments on constraints
HG 1.01	Land to the South of Merthyr Road	Princetown	4.02	140		Previous SINC designation – potential nature conservation constraints (the site includes neutral grassland, drainage channels and streams). The Development density of 35 dwellings per hectare appears high due to the need to retain priority habitats on site		The site no longer qualifies as a SINC, although there are features of importance to be protected. The site capacity is based on an average density of 35dph in line with the methodology set out in SB45 (Background Paper 14) but should only be considered as an indicative figure. The preparation of a development brief should not be seen as a constraint but rather a way to guide development, ensure the best use of land and improve design and layout.
HG 1.02	Land East of Llechryd Bungalow	Llechryd	1.10	39		Will not reduce the need to travel (or encourage walking) because it is located within a small settlement without the full range of services.		The allocation of a site of this size would accord with the role and function of the settlement and would conform with the desire to encourage development in the HOVRA. More information can be found in ED31 Background Assessment of Candidate Sites.
HG 1.03	Old Barrell Store	Rhymney	0.63	15		Approx. 10% of site within C2 flood zone		The area in Zone C of the flood plain equates to less than 5% of the site (2009 DAM) and would not affect the developable area. The site is already under construction.
HG 1.04	Lower Hill Street	Rhymney	0.30	10				
HG 1.05	Maerdy Garage adj to Maerdy House	Rhymney	0.79	16				
HG 1.06	Maerdy Crossing	Rhymney	2.40	57		The southern part of the site is within River Rhymney SINC (NH3.1) and contains important woodland and scrub. Gwent Wildlife Trust and the Wildlife Trust of South and West Wales object. Not close enough to the settlements of Rhymney and Pontllytyn to reduce the need to travel (or encourage walking). The long planning history of this site suggests that the site is not deliverable.		The SINC designation would not prohibit the development of the site as it is primarily outside of the developable area of the site. A planning application is being actively progressed, indicating developer interest in developing the site. The distance to services and facilities in Rhymney is minimal - less than 1 mile to a range of shops and services in Rhymney and in close proximity to Pontllytyn shops and station.
HG 1.07	Former depot south of Pontllytyn Link Road	Pontllytyn	1.02	36		Will not reduce the need to travel (or encourage walking) because it is located within a small settlement (Pontllytyn) without the full range of services.		The allocation of a site of this size would accord with the role and function of the settlement and would conform with the desire to encourage development in the HOVRA. More information can be found in ED31 Background Assessment of Candidate Sites.
HG 1.08	Heol Evan Wynne	Pontllytyn	1.13	10				
HG 1.09	Greensway	Abertyswg	0.82	28		Objection from tenant due to impact of allocation on current freeholdings and leaseholdings. This suggests that the site may not come forward.		The site is primarily in the ownership of the Council with the leases being renewed on an annual basis. It is not considered that the current uses on the site will preclude it coming forward as the Council has control of the majority of the land. The freehold area is only a small part of the site.

Deliverability of Allocated Housing Sites - Constraints

LDP Ref	Site Name	Settlement	Size (Ha)	Units (2007 base)	Barton Willmore comments on constraints	RPS comments on constraints	DTZ Comments on constraints	CCBC Comments on constraints
HG 1.10	Land south west of Carn Y Tyla Terrace	Abertyswg	7.08	133		Site contains grassland, woodland and a watercourse which increases its value for biodiversity. Will not reduce the need to travel (or encourage walking) because it is located within a small settlement (Abertyswg) without the full range of services and the site doesn't promote the use of alternative travel. The development density of the site is very low at 18.8 dwellings per hectare and cannot be considered to be an efficient use of land.		The area important in biodiversity terms will not preclude the development of the site but are factors to be considered as part of the overall design. The allocation of a site of this size would accord with the role and function of the settlement and would conform with the desire to encourage development in the HOVRA. More information can be found in ED31 Background Assessment of Candidate Sites. The density on this site is based on an indicative layout submitted as part of the planning application.
HG 1.11	Land adjacent to Brynglas	Pontlottyn	1.20	56				
HG 1.12	Land off Railway Terrace	Fochriw	4.20	147		Part of the site is common land – suitable land would need to be exchanged in order for development to proceed. The site is immediately adjacent to a SINC. The development density proposed may not be achievable given the constraints of common land and the adjacent SINC		The designation of an area as common land does not prevent its allocation. It is within Council ownership which will ensure that a land swap can be achieved. The SINC lies outside of the site boundary and, whilst a buffer will be required, it is not anticipated to significantly reduce the developable area.
HG 1.13	Land at Graig Rhymney	New Tredegar	2.61	30				
HG 1.14	Land fronting South View Terrace	New Tredegar	0.56	0		Strong local objections from residents, Councillors and Residents & Community Association. Will not reduce the need to travel (or encourage walking) because it is located within a small settlement without the full range of services. Site doesn't promote the use of alternative travel.		The site has been recommended for removal as a housing allocation.
HG 1.15	Land adjacent to Abernant Road	Markham	2.34	82		Envirowatch object on landscape grounds. Site includes mature trees. Will not reduce the need to travel (or encourage walking) because it is located within a small settlement without the full range of services. Site doesn't promote the use of alternative travel. There are doubts that this longstanding allocation is deliverable as it has not come forward to date.		The allocation of a site of this size would accord with the role and function of the settlement and would conform with the desire to encourage development in the HOVRA. More information can be found in ED31 Background Assessment of Candidate Sites. It is anticipated that the wider economic regeneration in the HOVRA will be a catalyst for bringing this site forward. It should be noted that 1 plot on the edge of the site has been brought forward for development.
HG 1.16	Bedwelty Road	Aberbargoed	7.34	180		Welsh Water have indicated that there may be difficulties in providing a water supply and no more than 104 units should be occupied until improvements to off site public sewerage are made (Envirowatch have objected on this basis). Site includes mature trees.		It may be possible for the developer to fund the accelerated provision of essential improvements. DCWW have indicated that the Council have submitted information on proposed developments in sufficient time for them to be taken into account as part of future AMP programmes so improvements may be undertaken in advance of any development. The presence of trees on the site will not preclude its development. An application to provide highways and drainage work for Phase 1 of the development has recently been submitted and is awaiting determination.
HG 1.17	Land adjacent to Gelynos Avenue	Argoed	0.72	13				

Deliverability of Allocated Housing Sites - Constraints

LDP Ref	Site Name	Settlement	Size (Ha)	Units (2007 base)	Barton Willmore comments on constraints	RPS comments on constraints	DTZ Comments on constraints	CCBC Comments on constraints
HG 1.18	Aberbargoed and District Hospital	Aberbargoed	0.56	20		Will not reduce the need to travel (or encourage walking) because it is only located close to a limited number of services. Site doesn't promote the use of alternative travel.		The allocation of a site of this size would accord with the role and function of the settlement and would conform with the desire to encourage development in the HOVRA. More information can be found in ED31 Background Assessment of Candidate Sites .
HG 1.19	Aberbargoed Plateau	Aberbargoed	11.80	413		413 units are proposed based on 35 dwellings per hectare. However the LPA recognise that this doesn't take the site constraints into account. Constraints include potential traffic, railway and trunk road noise and proximity to Bowen Industrial Estate. Also there is the potential that the site is contaminated.	Significant improvements are required to the public sewerage network, which are currently not programmed by Welsh Water. This will significantly impact on the viability of development.	The capacity of the site is indicative based on an average density. It is not considered that the constraints identified would significantly reduce the developable area. It may be possible for the developer to fund the accelerated provision of essential improvements. DCWW have indicated that the Council have submitted information on proposed developments in sufficient time for them to taken into account as part of future AMP programmes so improvements may be undertaken in advance of any development. The site has been remediated.
HG 1.20	Bargoed Retail Plateau	Bargoed	2.70	48				
HG 1.21	YGG Cwm Rhymini	Bargoed	0.62	28				
HG 1.22	Park Estate	Gilfach	1.50	53		Objections from three local councillors, Bargoed Town Council, Residents Association and Envirowatch based on loss of open space. The planning history of this site suggests that it will not come forward.		Whilst there are objections on the grounds of open space it is considered that there is sufficient open space within the local area with over 19 Ha at Bargoed Park which lies just 300m from the site). The site is within the ownership of the Council which means that it is realistically likely come forward. The significant regeneration of Bargoed is anticipated to be a catalyst for new residential development and this site has an important role to play in achieving this.
HG 1.23	Bedwellty Comprehensive School	Aberbargoed	1.88	74		Eastern boundary is adjacent to a SAC and a large area of TPO woodland lies to the south. Will not reduce the need to travel (or encourage walking) because it is only located close to a limited number of services. Site doesn't promote the use of alternative travel. The site density proposed (39 dwellings per hectare) appears to be very high, particularly for a site which is subject to nature conservation constraints.		The site density is based on the acceptable layout promoted as part of pre-application discussion which considered the nature conservation constraints. The allocation of a site of this size would accord with the role and function of the settlement and would conform with the desire to encourage development in the HOVRA. More information can be found in ED31 Background Assessment of Candidate Sites .
HG 1.24	Land within curtilage of The Pentwyn Inn	Trinant	0.4	19				
HG 1.25	Navigation Colliery	Crumlin	4.20	0		C2 flood risk on the eastern part of the site and although the removal of the culvert may negate this risk it may increase flooding elsewhere – further detailed FCA work required. Nine listed buildings on the site. Mature trees on the western escarpment. Will not reduce the need to travel (or encourage walking) because it is located within a small settlement (Crumlin) without the full range of services. Site doesn't promote the use of alternative travel.	Serious concerns are held about the delivery of the site. The site is subject to numerous constraints including listed colliery buildings, part of site lies in flood plain, mine shafts and mature trees. It is therefore likely that this scheme is not financially viable and will not be delivered as a consequence.	The site has been recommended for removal as a housing allocation.

Deliverability of Allocated Housing Sites - Constraints

LDP Ref	Site Name	Settlement	Size (Ha)	Units (2007 base)	Barton Willmore comments on constraints	RPS comments on constraints	DTZ Comments on constraints	CCBC Comments on constraints
HG 1.26	Land off Brynhoward Terrace	Oakdale	2.20	77		A SINC is located to the north of the site (Penrhiw Bengi Marsh).		The SINC lies outside the boundary of the site and is not considered to constrain the development. A contribution has been secured as part of the S106 for the improvement and management of the SINC.
HG 1.27	Allotment Garden, Llwyn on Lane	Oakdale	1.37	49				
HG 1.28	Blackwood Ambulance Station	Blackwood	0.68	24				
HG 1.29	Pencoed Avenue	Cefn Fforest	1.87	65				
HG 1.30	Land east of Bryn Road	Cefn Fforest	0.68	24				
HG 1.31	Land south of Thorncombe Road	Blackwood	0.34	12				
HG 1.32	Land at Hawtin Park	Pontllanfraith	5.55	194		Site is a SINC (NH3.77 Crown Estate Meadows) containing priority habitats and protected species – Gwent Wildlife Trust and the Wildlife Trust of South & West Wales object. A watercourse runs through the site. Access will require upgrading of Crown Lane. Adjacent to an employment site (EM1.9)		The balance between the SINC and housing and between housing and employment is a major consideration in the determination of the current planning application on the site. However, it is considered that an appropriate development which balances these issues can be achieved. The planning application is due to be reported to planning committee in June 2010.
HG 1.33	Oak Terrace	Fleur-de-Lys	0.69	21		Pedestrian access to a number of existing services but travel by other means required to access a wider range		The allocation of a site of this size would accord with the role and function of the settlement. More information can be found in ED31 Background Assessment of Candidate Sites. The site lies less than a mile from Pengam train station and within metres of a bus stop.
HG 1.34	Tiryberth	Hengoed	4.95	173				
HG 1.35	Penallta Colliery	Ystrad Mynach	31.87	444				
HG 1.36	Penallta Yard	Ystrad Mynach	0.29	10				
HG 1.37	Land at New Road	Ystrad Mynach	0.54	18		Site is south of Hengoed viaduct and Maescycwmmr Conservation Area. TPO trees located along the eastern boundary.		The redevelopment of the concrete works site for housing would be beneficial to the overall character of the Conservation Area.
HG 1.39	Land off Valley View	Hengoed	1.46	31		Will not reduce the need to travel (or encourage walking). Site doesn't promote the use of alternative travel. Eastern part of the site is within the Cefn Hengoed Hillside SINC		Only a very small part of the site forms part of the SINC.
HG 1.40	Greenhill Primary School	Gelligaer	2.8	32		TPO tree on eastern site boundary. Site doesn't promote the use of alternative travel.		TPO is not a significant constraint to development. The site lies within metres of a bus stop.
HG 1.41	Land to the east of Handball Court	Nelson	3.36	90				
HG 1.42	Former Cattle Market Site	Nelson	0.62	12		The handball court is grade II listed. The site is immediately adjacent to a SINC and contains TPO woodland in its SE corner.		The Handball Court itself lies outside of the site boundary. The SINC and TPO will not have a significant impact on the developable area.
HG 1.43	Land at Gellideg Heights	Maescycwmmr	3.91	137		Objection by Envirowatch UK		Envirowatch is a non-statutory constituted environmental group. Their concerns relating to this site are groundless as they consider that the site is brownfield and does not have planning consent, neither of which is true.
HG 1.44	Land at Ty Pwl	Pantside	0.64	16				
HG 1.45	Land west of Old Pant Road	Pantside	2.20	56				
HG 1.46	The Stores, Albertina Road	Newbridge	0.41	10				
HG 1.47	Land at Fields Park	Newbridge	2.30	80				

Deliverability of Allocated Housing Sites - Constraints

LDP Ref	Site Name	Settlement	Size (Ha)	Units (2007 base)	Barton Willmore comments on constraints	RPS comments on constraints	DTZ Comments on constraints	CCBC Comments on constraints
HG 1.48	Pennar Lane	Newbridge	4.00	63		Part of the NW of the site is within Pentwyn Isaf Woodland SINC		Development on this site is now almost complete. The SINC has been taken into account in the development of the site.
HG 1.49	Chris Bowen Garage	Newbridge	0.08	16				
HG 1.50	Land west of the A467 and Afon Ebbw	Abercarn	8.7	269	Zone C Flood risk FCA needed. SINC protection needed.			An FCA has been undertaken and found to be acceptable. Phase 1 of the development is complete and Phase 2 is under construction.
HG 1.51	Twyncarn House	Cwmcarn	0.39	26				
HG 1.52	Land at Hillary Rise	Pontywaun	1.10	20				
HG 1.53	Land adjacent to Pen-y-Cwarel Road	Wyllie	1.60	56		Public sewers may restrict the density of any development and additional land would need to be acquired to ensure adequate visibility for the accesses	Public sewers may restrict the density of any development and that additional land would need to be acquired to ensure adequate visibility for the access points.	Neither the presence of public sewers nor the visibility constraints are significant enough to preclude development as both can be overcome. The density identified as part of the site is only indicative.
HG 1.54	Land north east of Llanarth Street	Wattsville	2.16	30		The allocation is for the balance of houses still to be built out. The slow progress of construction over a buoyant time in the residential market suggests that this allocation is not deliverable	The allocation is for the balance of houses still to be built out, following the grant of planning permission in 2004. The slow progress of construction over a buoyant time in the residential market suggests that this allocation is not deliverable.	The site is being developed by a local builder. The rate of development is slow but is progressing even in the current economic climate so there is no reason to consider that the remaining units will not be developed.
HG 1.55	Land at Station Approach	Risca	0.51	10				
HG 1.56	Rom River	Risca	1.9	38				
HG 1.57	Brooklands Road	Pontymister	0.39	0	Relocation programme for the library and education centre?			The site has been recommended for removal as a housing allocation.
HG 1.58	Eastern part of land adjacent to River Ebbw	Pontymister	1.38	48				
HG 1.59	Suffex Factory	Pontymister	2.1	88		The site lies within Zone C of the floodplain. New applications will require new FCA. The southernmost part of the site has been designated part of the River Ebbw SINC (NH3.12) and any new applications will need to include SINC protection. In terms of any new applications, a Development Brief might be needed to show how the site can be developed.		An FCA has been undertaken on the site and has been found to be acceptable. The site has full planning consent and the areas where further consideration should be given relate to future applications should the current consent not be implemented.
HG 1.60	Tyn y Waun Farm	Machen	0.77	10				
HG 1.61	Waterloo Works	Waterloo	17.00	545	Majority of site in Flood Zone C	Though remediation works have commenced at the site, there is further work to be carried out. Overhead high voltage power cables will impact the net developable area of the site, and therefore reduce the number of units achieved. It is on this basis that we believe 200 units may come forward within the next 5 years. The Council's Affordable Housing Plan confirms that Officers believe that construction at the site will commence in 2012. Majority of site in Flood Zone C – FCA done and found to be acceptable.		The remediation on this site has been carried out. The number of units identified is based on the number identified as part of the planning application that has been approved subject to Section 106 which takes into account site constraints. The Housing Site Categorisation Exercise (SB33) assumes that all the units will come forward in the 5 year period 2012-16. This is not a phasing approach and if development takes longer than this it would still be acceptable as the plan period extends for another 5 years beyond 2016.
HG 1.62	Former Petrol Filling Station, Newport Road	Trethomas	0.19	10		Granted permission in 2004 but not commenced. Therefore question the deliverability in current market conditions.	The site was granted planning permission in 2004 but development is yet to commence. Given current market conditions we consider that this site is not deliverable.	The application for the Tesco store has also yet to be implemented. It is uncertain whether it will be given that a major Tesco store opened after the application was submitted in the nearby Gallagher Retail Park

Deliverability of Allocated Housing Sites - Constraints

LDP Ref	Site Name	Settlement	Size (Ha)	Units (2007 base)	Barton Willmore comments on constraints	RPS comments on constraints	DTZ Comments on constraints	CCBC Comments on constraints
HG 1.63	The Grove	Trethomas	0.46	13	Capped mine shafts, will require technical advice to be sought. Mature trees on site limit number of dwellings	Capped mine shafts will require technical advice to be sought. These associated technical issues could reduce the number of achievable units. The site would now be subject to 40% affordable housing if a replan was to be submitted - this would surely impact the site's viability.		The viability assessment indicates that 40% is viable in this market area. However, if there are exceptional costs associated with a development consideration will be given to this at planning application stage. The number of units identified reflect the number identified in the current planning application which takes into account constraints on the site.
HG 1.64	Bedwas Colliery	Bedwas	36.22	630	1 High voltage overhead transmission lines cross the site from west to east along the northern boundary of the site and a 60-metre buffer between these lines and any built development will need to be provided. 2 Prior to any development it will be necessary for the colliery, including the tip north of the site, to be satisfactorily remediated, including improvements to the drainage of the site. 3 Parts of the public sewerage network suffer from hydraulic overloading. No Regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.	There are many significant constraints at this site which prevent it from coming forward for development : 1 High voltage overhead transmission lines cross the site from west to east along the northern boundary of the site and a 60-metre buffer between these lines and any built development will need to be provided. 2 Prior to any development it will be necessary for the colliery, including the tip north of the site, to be satisfactorily remediated, including improvements to the drainage of the site. 3 Parts of the public sewerage network suffer from hydraulic overloading. No Regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.	The site has a number of constraints including high voltage transmission pylons, public sewers and inadequate sewerage capacity. Moreover, the site requires remediation and drainage improvements. It is therefore considered that the site will not be deliverable until well into the plan period. The size of this site means that if it is not deliverable, it would place pressure on the ability to provide a 5 year supply of land for housing.	It is recognised that consideration of the high voltage power lines needs to be given in the overall design but this itself would not preclude development, rather will inform the developer layout. Furthermore, it is recognised that the site requires remediation, but the Council is confident that the remediation and after-use is deliverable within the plan period. In relation to the sewerage capacity, it is not anticipated that the site will be developed in the current AMP programme in any event. DCWW have indicated that the Council have submitted information on proposed developments in sufficient time for them to be taken into account as part of future AMP programmes so improvements may be undertaken in advance of any development.
					The site is also crossed by public sewers, which may restrict the density of the development proposed. 6 Access to the site is to be obtained from a new access road (allocated under TR 7.3) linking the eastern part of the site with Newport Road. 7 Development Brief will need to be produced to show how constraints will be overcome. Given constraints and costs is development viable?	5 The site is also crossed by public sewers, which may restrict the density of the development proposed. 6 Access to the site is to be obtained from a new access road (allocated under TR 7.3) linking the eastern part of the site with Newport Road. 7 The north of the site, which mainly comprises coal tips, requires reprofiling. 8 The upfront costs associated with this site are substantial, and no viability study has been carried out to prove that the development is viable.		Whilst the site is crossed by public sewers these will not preclude development but are something that should be taken into account in the detailed design of any scheme. It is also recognised that there will be cost implications for the provision of a new road. However, this is an integral part of ensuring that the site will be acceptable in planning terms. The preparation of a development brief should not be seen as a constraint but rather a way to guide development, ensure the best use of land and improve design and layout. In relation to the claim that no viability assessment has been carried out it should be noted that a viability assessment of the market areas has been carried out (SB35) although this does not consider individual sites. Some initial viability work has been undertaken based on the information available at the current time and this indicates that it would be viable for the site to come forward if public sector funding is provided for the reclamation and/or affordable housing requirement.

Deliverability of Allocated Housing Sites - Constraints

LDP Ref	Site Name	Settlement	Size (Ha)	Units (2007 base)	Barton Willmore comments on constraints	RPS comments on constraints	DTZ Comments on constraints	CCBC Comments on constraints
HG 1.65	St James Primary School	Caerphilly	2.98	49	School still on the site and will need to be relocated. Public sewers cross the site, which might impact on density and layout. Developemnt brief will need to be produced to show how constraints will be overcome	A planning application has been submitted by the council for the new school and it is currently awaiting determination. The application does not relate to housing, and though the council may market the land without permission the number of deliverable units could be reduced as public sewers cross the site and the easements associated with these could impact layout and reduce numbers. The Council outlines that a Development Brief will need to be produced to show how constraints will be overcome.		The application for the new school has been approved and it is now under construction. The housing cannot come forward until the new school has been completed so will be subject to a separate application in the future. The preparation of a development brief should not be seen as a constraint but rather a way to guide development, ensure the best use of land and improve design and layout.
HG 1.66	Land at Venosa Trading Estate	Caerphilly	4.55	130		Flood risk - FCA done and approved by EA. Junction upgrades required.		The FCA has been found to be acceptable. The junction improvements have been agreed as part of the planning application and will ensure that the development does not have an adverse effect on safety
HG 1.67	Land at Pontypany Industrial Estate	Caerphilly	7.58	199	Wet land. Peat on the site indicating poor drainage. Translocation and peat removal will need to be undertaken. New access required	Wet land. Peat on the site indicating poor drainage. Translocation and peat removal will need to be undertaken. New access required		Removal of the peat and the access has been agreed as part of the planning application and will not preclude development coming forward. Indeed, a reserved matters application for the first phase of development is due to be submitted imminently.
HG 1.68	St Ians Comprehensive	Caerphilly	12.67	0	1 The site is allocated for a mixed-use development incorporating housing, leisure and education facilities. As part of this proposal, YGC Caerffili and Plasyfelin Primary School will be relocated to the listed school buildings at the former St Ilan's Comprehensive (allocated under CF 1.28) allowing the residual land to be allocated for leisure (allocated under LE 4.13) and housing use. 2 The Nant Yr Aber, which flows through the centre of the site, is designated a river SINC under NH 3.156 and consideration should be given to its protection in the design of any scheme. 3 The site is in Zone C – a FCA is needed. 4 Public Sewer crosses the site which might restrict density and affect layout	The site is allocated for a mixed-use development incorporating housing, leisure and education facilities. As part of this proposal, YGC Caerffili and Plasyfelin Primary School will be relocated to the listed school buildings at the former St Ilan's Comprehensive (allocated under CF 1.28) allowing the residual land to be allocated for leisure (allocated under LE 4.13) and housing use. The Inquiry Inspector has alluded to that fact that there is insufficient evidence regarding the education strategy for the replacement of the two schools at the site. Also the plan's intention for the site is unclear. Until the council have a united view on the development proposal for the site it should not be allocated as its deliverability cannot be confirmed. There are also environmental constraints at the site which include. 1 The Nant Yr Aber, which flows through the centre of the site, is designated a river SINC under NH 3.156 and consideration should be given to its protection in the design of any scheme. 2 Zone C – FCA needed. 3 Public sewer c	Concerns are held over the delivery of this site. There does not appear to be any evidence that the Council's Education department has declared the site surplus to requirements.	The site has been recommended for removal as a housing allocation.

Deliverability of Allocated Housing Sites - Constraints

LDP Ref	Site Name	Settlement	Size (Ha)	Units (2007 base)	Barton Willmore comments on constraints	RPS comments on constraints	DTZ Comments on constraints	CCBC Comments on constraints
HG 1.69	Cardiff Road/Pentrebane St	Caerphilly	1.12	127		There are a few matters preventing the scheme that has been approved (06/0665/FULL) coming forward: 1 The site requires land assembly; this process is on going. 2 The flat/apartment sector of the residential market has been affected the most by the downturn, particularly in secondary locations. It is unlikely that the site is viable for the proposed development and is unlikely to come forward	Serious concerns about the delivery of this scheme. The flats/apartments sector of the residential market has been the greatest affected, particularly in secondary locations. It is therefore likely that this scheme is not financially viable and will not be delivered as a consequence.	Caerphilly has few sites for apartments and therefore this site is likely to be more attractive to developers as the market is this area is not already saturated. It is recognised that this scheme has been affected by the economy but there is no reason to suggest that the site will not come forward within the lifetime of the Plan as there are still 11 years remaining. The Council can play a key role in land assembly, as it has done in other towns such as Bargoed.
HG 1.70	Land between Van Road/Maes Glas, and the Railway	Caerphilly	1.77	62		Noise, bat and badger assessments have been done, but more might need to be undertaken on the remainder of the site. A watercourse passes through the site which has been culverted and may require upsizing.		The constraints are not considered to be significant enough to preclude development.
HG 1.71	Gas Works Site, Mill Road	Caerphilly	2.20	55		Small part of site in Flood Risk C – FCA will be required with any new applications. Development Brief will be required with any new applications to show how constraints will be overcome.		The site does not lie within Zone C on the latest 2009 DAM maps
HG 1.72	Caerphilly Miners Hospital	Caerphilly	3.26	114		Site has a number of outstanding constraints: 1 A National Cycle Route along a dismantled railway forms the northern boundary to the site and should be protected as part of any development. 2 New access needed and junction improvements. 3 Development Brief will be required with any new applications to show how constraints will be overcome		It is not considered that the constraints identified would preclude development. The cycle route lies outside of the site boundary. The preparation of a development brief should not been seen as a constraint but rather a way to improve development on the site.
HG 1.73	Castlegate	Caerphilly	24.1	259				
HG 1.74	Hendre Infants School	Caerphilly	0.46	16	Programme for relocation and funding secured?			The proposed relocation of the infants school to the junior school site remains a priority of the education department although funding has not yet been secured.
HG 1.75	Cwm Ifor Primary School	Caerphilly	2.8	46	Existing school needs and playgrounds need relocating	Existing school and playgrounds need relocating. Development Brief will be required with any new applications to show how constraints will be overcome.		Cabinet has agreed to proceed with the redevelopment of the school although a planning application has not been submitted to date. The scheme has secured 80% funding from WAG. The preparation of a development brief should not been seen as a constraint but rather a way to improve development on the site.
HG 1.76	Land east of Coedcae Road	Abertridwr	0.78	27		Site has a number of constraints including: 1 Requirements for land assembly. 2 An area of residents' car parking will also be required to serve existing houses on Coedcae Road. 3 Development Brief will be required with any new applications to show how constraints will be overcome.		Whilst the site is in the ownership of more than one landowner, the separate parcels of land have been promoted through the candidate site process, indicating that developers are willing to release the land. The provision of car parking will have a small impact on the developable area but it will not preclude development. The preparation of a development brief should not been seen as a constraint but rather a way to improve development on the site.

Deliverability of Allocated Housing Sites - Constraints

LDP Ref	Site Name	Settlement	Size (Ha)	Units (2007 base)	Barton Willmore comments on constraints	RPS comments on constraints	DTZ Comments on constraints	CCBC Comments on constraints
HG 1.77	Windsor Colliery	Abertridwr	5.51	193		1 Culverts under the site should be taken into account in the design of any development. 2 It is anticipated that the load generated by the development may require the reinforcement of the gas network. An element of this reinforcement may be chargeable to the developer. Masterplan needed.		The issues with the capacity of the gas network were not raised as part of the current application on the site so this may no longer be an area of concern. The current application indicates developer interest in the site. A development brief has already been prepared for this site.
HG 1.78	Land below Coronation Terrace	Senghenydd	0.76	12	Severe gradients mean part of the site cannot be developed	Severe gradients mean part of the site cannot be developed which could affect the developable area on site.		The site size capacity is based on the number of units identified as part of a planning application, which takes into account the site constraints.
HG 1.79	Jeremy Oils	Llanbradach	1.80	45				
				6428				